

QUITCLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **BOBBY GENE SHANER**, (herein referred to as GRANTOR) does grant, bargain, sell, quitclaim and convey unto **BOBBY GENE SHANER** and **BILL FRANK SHANER** (herein referred to as GRANTEES), as tenants in common, any interest Grantor may have in the following described real estate situated in **Shelby County, Alabama**, as follows:

ADDRESS: 215 PINE OAKS, MONTEVALLO, AL 35115

DESCRIPTION: A part of the NW ¼ of the NE ¼ and the SW ¼ of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the NE ¼ of the NE ¼, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the West line of the East ½ of the NE ¼ of said Section 5, a distance of 2638.52 feet to the point on the North line of Shelby County Highway No. 22; thence turn an angle of 82 deg. 10 min. 19 sec. left and run easterly along said right of way line a distance of 100.37 feet to the Southwest corner of the Dogwood Community Center property; thence turn an angle of 95 deg. 30 min. 26 sec. to the left and run Northerly a distance of 210.0 feet to a point; thence turn an angle of 84 deg. 29 min. 34 sec. left and run Westerly a distance of 210.0 feet to a point; thence turn an angle of 84 deg. 29 min. 34 sec. right and run Northerly a distance of 420.0 feet to a point; thence turn an angle of 84 deg. 29 min. 34 sec. to the left and run Westerly a distance of 41.26 feet to the point of beginning of the property Parcel I, being described; thence continue along last described course a distance of 167.38 feet to a point; thence turn an angle of 87 deg. 17 min. 39 sec. right and run Northerly a distance of 20.24 feet to a point; thence turn an angle of 90 deg. 00 min. left and run Westerly a distance of 328.98 feet to a point on the West line of the W. E. Alexander Estate; thence turn an angle of 90 deg. 00 min. right and run Northerly a distance of 971.11 feet to a point in the centerline of a branch; thence turn an angle of 114 deg. 56 min. 28 sec. right and run Southeasterly along centerline of said branch a distance of 109.31 feet to a point; thence turn an angle of 1 deg. 39 min. 27 sec. left and continue along centerline of branch a distance of 108.29 feet to a point; thence turn an angle of 10 deg. 18 min. 20 sec. right and continue along centerline of said branch a distance of 75.32 feet to a point; thence turn an angle of 18 deg. 01 min. 24 sec. left and continue along centerline of branch a distance of 65.98 feet to a point; thence turn an angle of 27 deg. 33 min. 33 sec. right and continue along centerline of branch a distance of 64.09 feet to a point; thence turn an angle of 23 deg. 53 min. 41 sec. left and continue along centerline of said branch a distance of 79.15 feet to a point; thence turn an

angle of 77 deg. 26 min. 31 sec. right and run Southerly a distance of 795.80 feet to the point of beginning; being situated in Shelby County, Alabama.

A 20 foot non-exclusive easement for ingress and egress lying 10 feet either side of a centerline described as follows:

Commence at the NW corner of the NE ¼ of the NE ¼, Section 5, Township 22 South, Range 3 West, Shelby County, and run thence Southerly along the West line of the East ½ of the NE ¼ of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby County Highway No. 22; thence turn an angle of 97 deg. 49 min. 41 sec. right and run Westerly along said right of way a distance of 229.23 feet to a point; thence turn an angle of 3 deg. 51 min. 58 sec. left and run Westerly along said right of way a distance of 90.40 feet to the point of beginning of the centerline of said 20 foot easement; thence turn an angle of 86 deg. 02 min. 17 sec. right and run a distance of 619.04 feet to a point; thence turn an angle of 45 deg. to the right and run a distance of 230 feet more or less, to the end of said centerline of said easement, which said point is on the West line of a parcel of land conveyed to James E. Alexander and Mandy L. Alexander.

NOTE: This instrument was prepared without evidence of a title search. The legal description was taken from Exhibit "B" of the Warranty Deed from Hazel Grider and Jimmy R. Grider dated July 16, 1992.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of June 2020.

Bobby G. Shaner
Bobby Gene Shaner

STATE OF ALABAMA

General Acknowledgment

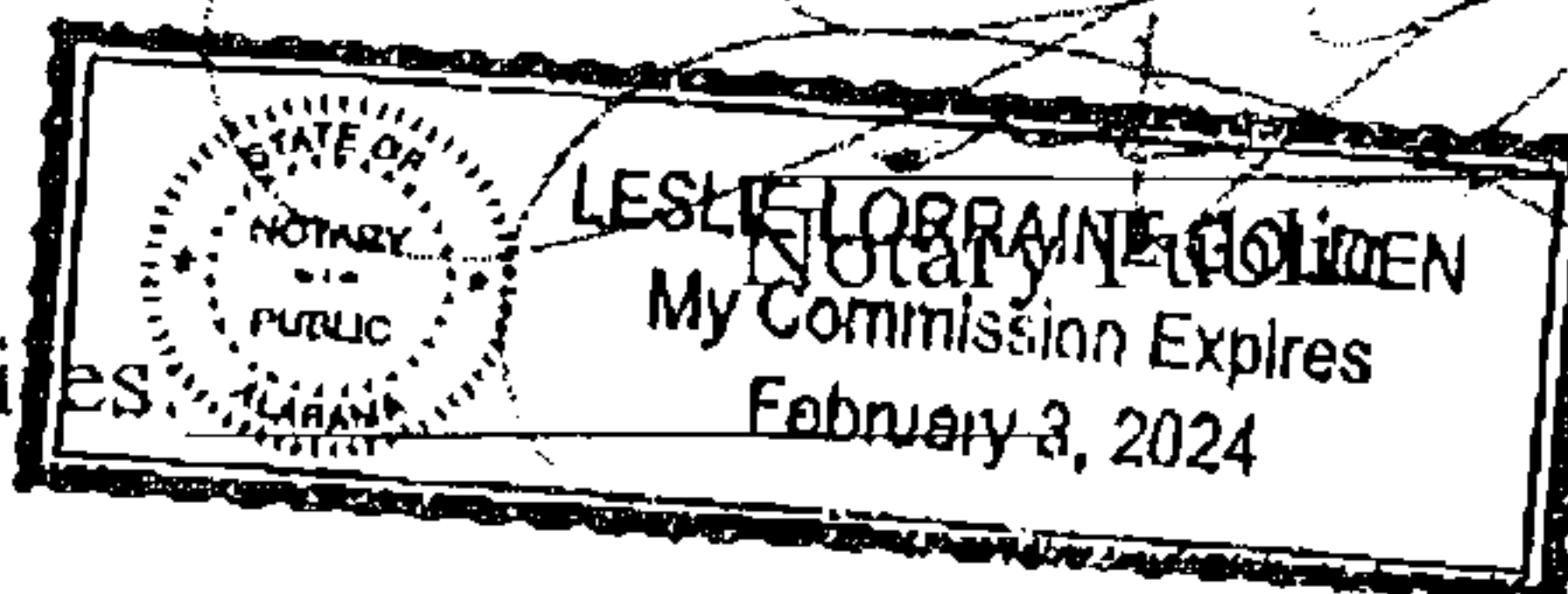
SHELBY COUNTY

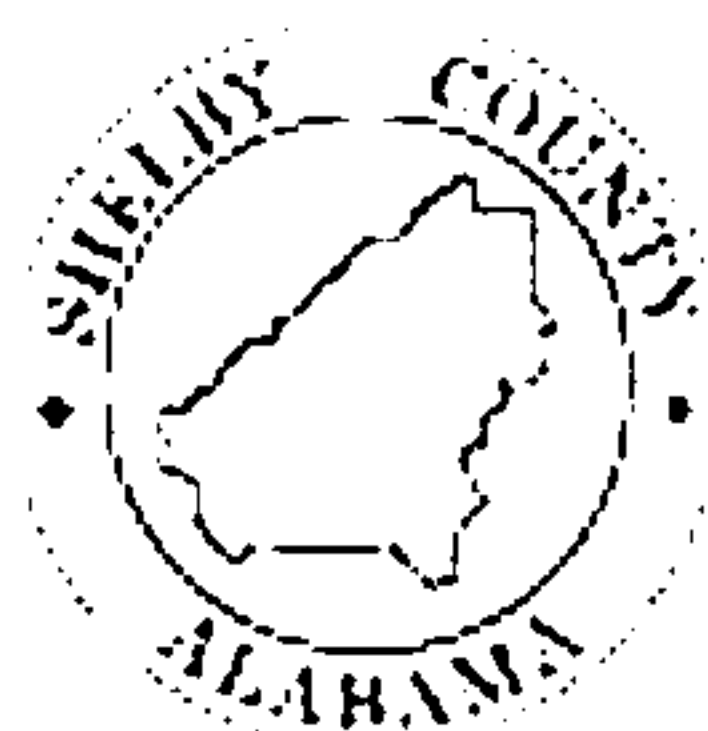
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby G. Shaner, whose name is signed to the foregoing conveyance, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of June 2020.

SEAL

My Commission Expires





Alvin S. Boyd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Bobby Gene Shaner	Grantee's Name	Bill Frank Shaner and Bobby Gene Shaner
Mailing Address	215 Pine Oaks Montevallo, AL 35115	Mailing Address	215 Pine Oaks Montevallo, AL 35115
Property Address	215 Pine Oaks Montevallo, AL 35115	Date of Sale	6/23/2020
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		1/2 Assessor's Market Value	\$ 59,010

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	<input checked="" type="checkbox"/> Property Assessment
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other	
<input type="checkbox"/> Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	6/23/2020	Print	Chase Lacy
Unattested	_____	Sign	<i>Chase Lacy</i>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one